091.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,200 / 640,200
					USE VALUE:	640,200 / 640,200
					ASSESSED:	640,200 / 640,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTELLO CHRISTOPHER	
Owner 2:	COSTELLO ANITA	
Owner 3:		
Street 1:	29 LANSDOWNE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CRONIN DOROTHY -
Owner 2:	-
Street 1:	29 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1259 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3671.000	269,100		371,100	640,200
Total Card	0.084	269,100		371,100	640,200
Total Parcel	0.084	269,100		371,100	640,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.50 | /Parcel: 508.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58984

GIS Ref

GIS Ref

Insp Date 11/07/18

!7436!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,100	0	3,671.	371,100	640,200		Year end	12/23/2021
2021	101	FV	261,400	0	3,671.	371,100	632,500		Year End Roll	12/10/2020
2020	101	FV	261,500	0	3,671.	371,100	632,600	632,600	Year End Roll	12/18/2019
2019	101	FV	216,900	0	3,671.	376,400	593,300	593,300	Year End Roll	1/3/2019
2018	101	FV	216,900	0	3,671.	281,000	497,900	497,900	Year End Roll	12/20/2017
2017	101	FV	216,900	0	3,671.	254,500	471,400	471,400	Year End Roll	1/3/2017
2016	101	FV	216,900	0	3,671.	243,900	460,800	460,800	Year End	1/4/2016
2015	101	FV	204,900	0	3,671.	206,800	411,700	411,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:34:15

LAST REV

Date	Time
06/26/19	08:27:43
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN DOROTHY	43540-244		8/18/2004	Portion-Asst	365,000	No	No		
	8715-197		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2006	577	Manual	3,000					rebuild stairway a
9/2/2004	822	Redo Kit	21,312	C		G6	GR FY06	& REDO BTH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	CC	Chris C
12/12/2008	Meas/Inspect	345	PATRIOT
4/11/2005	Permit Visit	BR	B Rossignol
12/15/2004	MLS	MM	Mary M
4/3/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3671		Sq. Ft.	Site		0	70.	1.44	5									371,090						371,100	

Total AC/HA:	0.08427	Total SF/SM:	3671	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371,090	Spl Credit		Total:	371,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	177.721
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330640
Depreciation:	61499
Depreciated Total:	269141

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

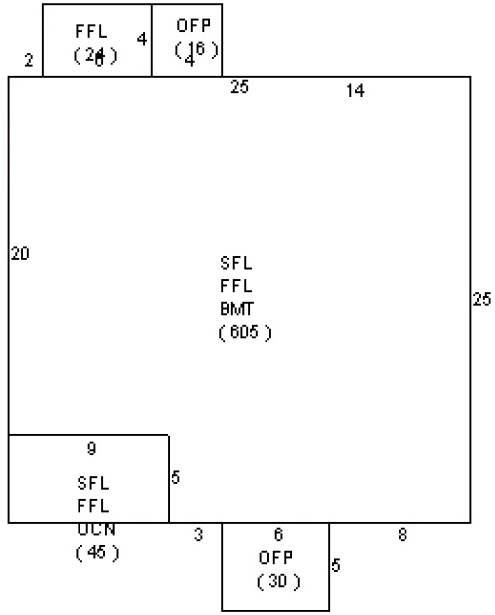
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.72
Special Features:	0	Val/Su Net:	137.65
Final Total:	269100	Val/Su SzAd	213.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	674	177.720	119,784
BMT	Basement	605	53.320	32,256
SFL	Second Floor	585	177.720	103,967
OFP	Open Porch	46	42.910	1,974
UCN	Canopy	45	25.740	1,158

Net Sketched Area:	1,955	Total:	259,139
Size Ad	1259	Gross Area	2020	FinArea	1259
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	